HOUSING MARKET INFORMATION

HOUSING NOW
Edmonton CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: April 2013

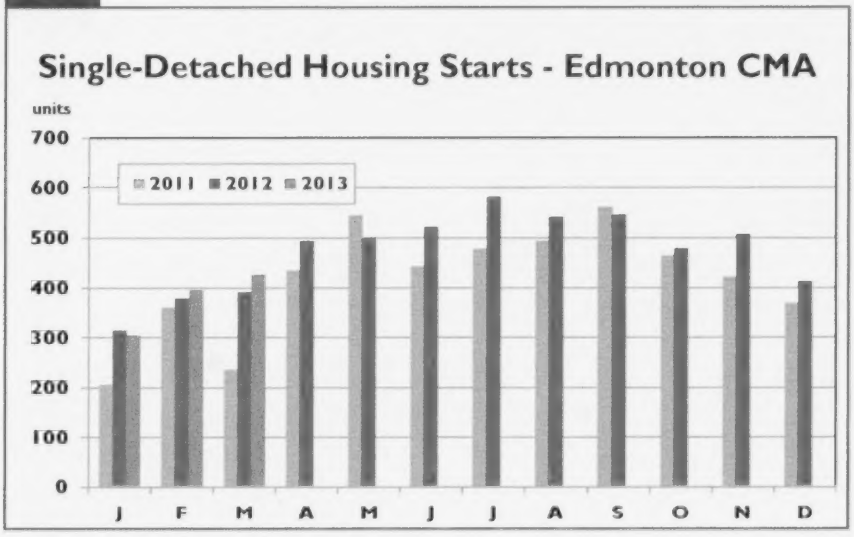
New Home Market

Edmonton Housing Starts Up in March 2013

Housing starts in the Edmonton Census Metropolitan Area (CMA) continued to trend up in the third month of 2013. There were a total of 1,176 units started in March 2013, up from 1,030 starts in March 2012. Within the City of Edmonton, total housing starts decreased in March to 732 units from 773 units in 2012. During the first quarter of 2013, total starts in the Edmonton CMA increased by 29 per cent from the 2012 level, reaching 2,849 units.

Single-detached starts in the Edmonton CMA increased by nine per cent year-over-year in March, totalling 426 units. Starts inside Edmonton City limits rose by 24 per cent from March

Figure 1



Source: CMHC

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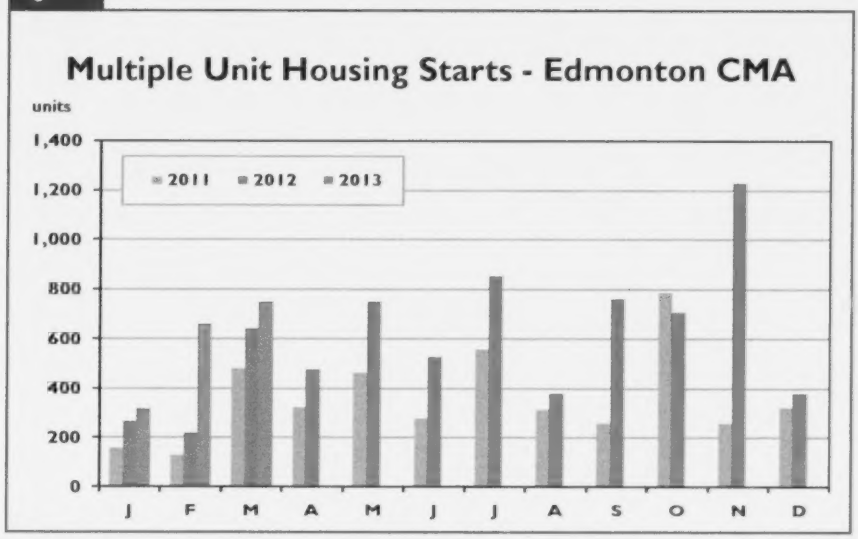
Figure 2



Source: CMHC

2012, totalling 296 units. On a year-to-date basis, single-detached starts increased by four per cent in the Edmonton CMA, reaching 1,125 units.

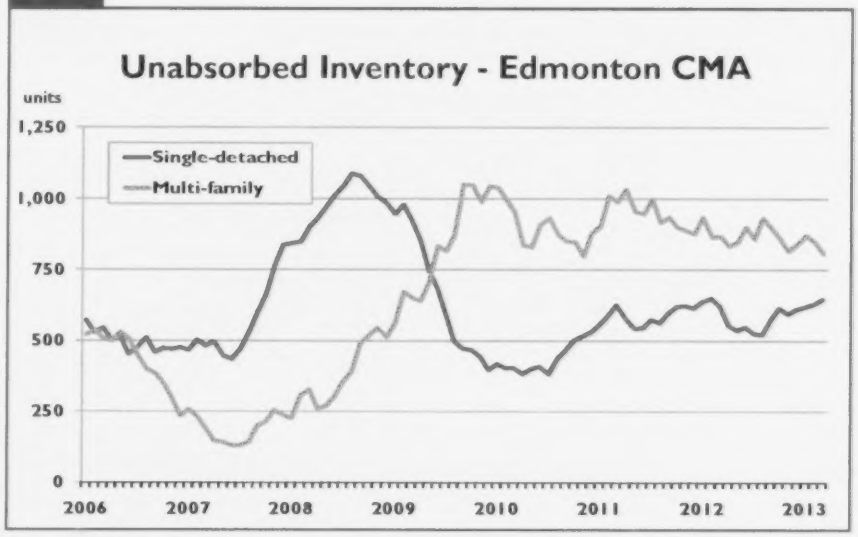
There were 361 single-detached units completed in March 2013, a seven per cent decrease from the 389 units finished in March 2012. The number of single-detached units under construction was at 3,684 in the third month of 2013, up 13 per cent from a year earlier. The inventory of complete and unabsorbed single-detached homes was up as a result of slower absorption. The inventory of single-detached homes was 646 units in March 2013, up from 618 units in the same month a year earlier while the number of absorbed single-detached units was 343 down 18 per cent from the corresponding month in 2012.

The average absorbed price of single-detached units in March relatively remained stable, up by less than one per cent year-over-year to $506,186. The median price of absorbed single-detached homes, on the other hand, rose two per cent to $459,350. By comparison, data from Statistics Canada's New House Price Index (NHPI) in February 2013 remained relatively stable as well. Contractor selling prices reported in the index increased by less than one per cent from the previous year. Within the city of Edmonton, the average absorbed price for a single-detached home was $502,453 in March 2013, nearly identical to the $502,630 average recorded in the same month in 2012.

Multi-family starts in the Edmonton CMA, which consist of semi-detached units, rows, and apartments, totalled 750 units in March compared to 639 units started in March 2012. The majority occurred within the City of Edmonton. Increases were seen across all segments in the multi-family category. Apartment starts totalled 484 units in March compared to 399 starts in March 2012, while semi-detached starts increased to 184 units compared to 174 starts recorded in the same month in 2012. Meanwhile, row housing starts increased to 82 units in March from 66 units recorded in 2012. During the first three months of 2013, multi-family starts in the Edmonton CMA increased by 53 per cent from the levels in 2012, totalling 1,724 units.

Due to a rise in multi-family starts in 2012, completions of multi-family units continued to increase on a year-over-year basis in March 2013. There were 572 completed units in the Edmonton CMA, up from the 415 units recorded in the same month in 2012. The number of multi-family units under construction moved up as well. A total

Figure 3



Source: CMHC

of 8,183 multi-family units were under construction in March, up from the 5,800 units in 2012. The inventory of ownership multi-family units, on the other hand, decreased by seven per cent from the year prior.

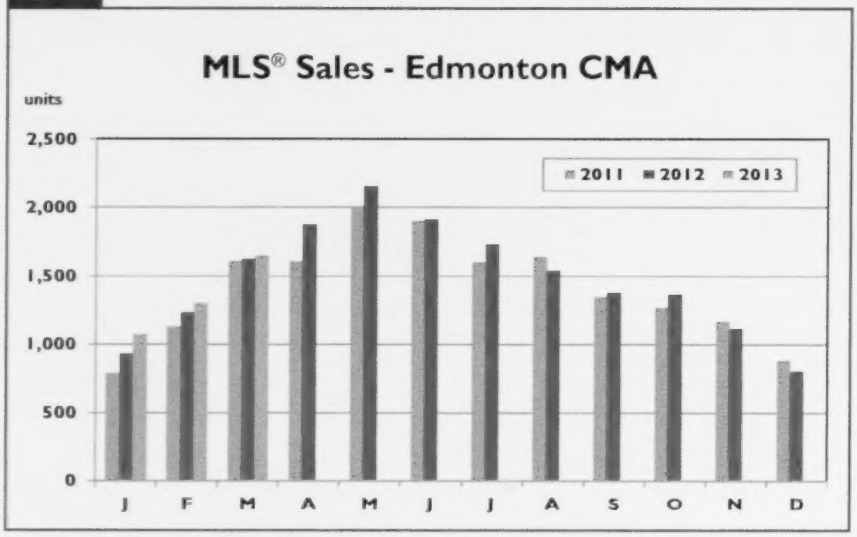
Resale Market

Residential sales on the rise

The pace of residential MLS® sales in Edmonton picked up in the first quarter of 2013, supported by positive employment conditions, net migration, and higher incomes. A total of 4,021 sales were completed in the first quarter of this year, six per cent higher than the 3,783 sales reported in the first three months of 2012. Each month in the first quarter of 2013 reported higher sales than the previous year, with January reporting the strongest gain of 16 per cent.

The number of new MLS® listings year-over-year decreased during the first quarter of 2012 in the Edmonton Region. There were 7,295 new listings posted in the first three months of 2013, compared to 8,311 new listings in the same quarter of last year. Active listings averaged 5,502 units from January to March of 2013, down from 6,203 active listings posted in the first three months of 2012. With sales increasing and active listings declining, the sales-to-active listings ratio in March 2013 moved up to 23 per cent from 22 per cent a year earlier.

Figure 4



Source: CREA

With market conditions becoming more competitive, average sale prices in the first quarter of 2013 rose. The average MLS® residential price was $338,157 from January to March 2013, up 2.7 per cent from the average selling price of $329,382 in the first three months of 2012.

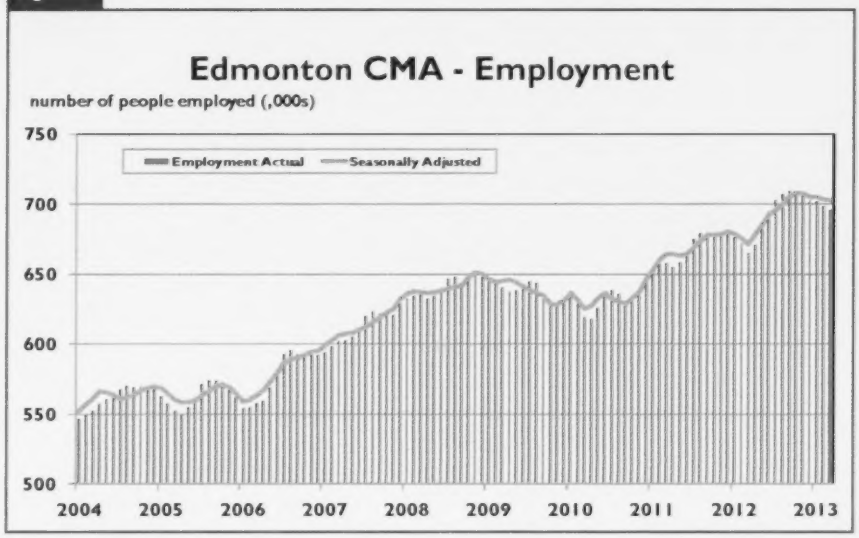
Economy

Job Growth Moderates

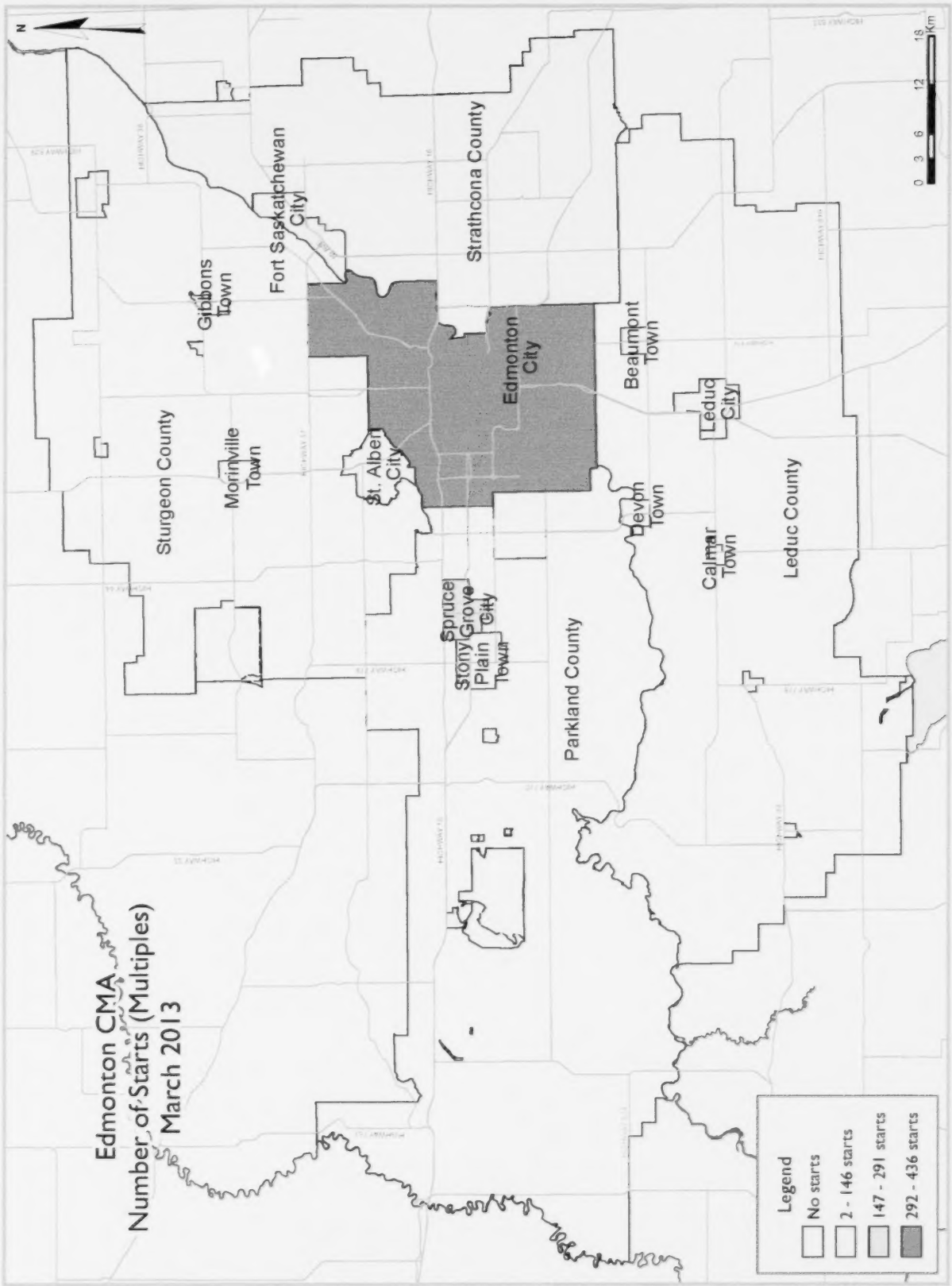
Seasonally adjusted employment in the first quarter of 2013 averaged 703,000, down from the 705,000 jobs held within the Edmonton CMA in the final quarter of 2012. This represents a net reduction of 2,000 positions. However, on a year-over-year basis, employment remained higher in the first quarter of 2013 than in the same quarter a year earlier. With the continued demand for labour, Edmonton's labour market outperformed many other areas in Canada. The unemployment rate on a seasonally adjusted basis averaged 4.2 per cent in the first quarter of 2013, down from 4.5 per cent in the final quarter of 2012. The low unemployment rate also contributed to higher wages. Statistics Canada data indicates that Average Weekly Earnings in the Edmonton CMA moved up seven per cent in the first quarter of 2013 from the corresponding period in 2012.

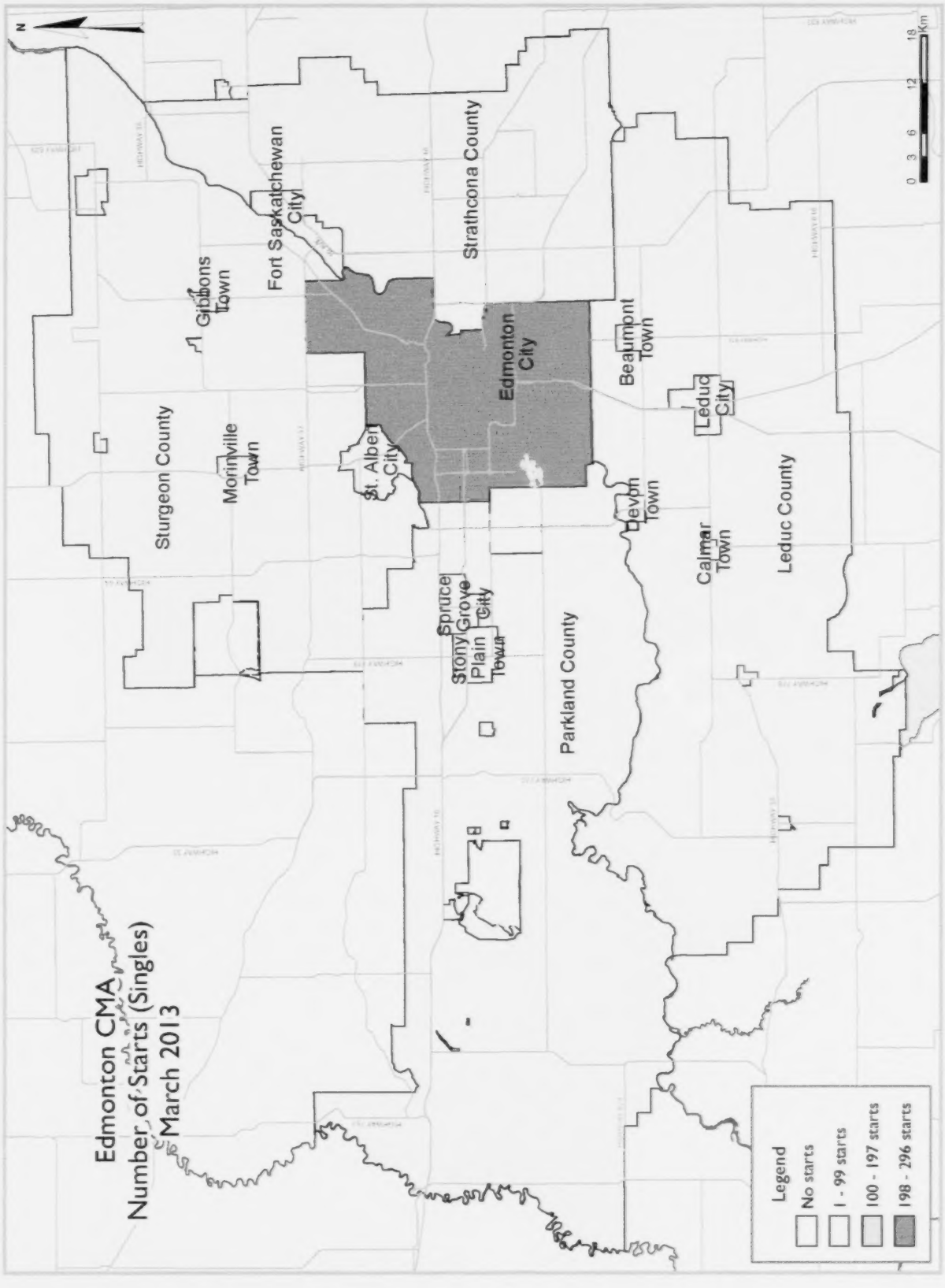
Migration to Alberta in the fourth quarter of 2012 was strong, much like the first three quarters of that year. Alberta's economy and labour market offered employment opportunities that were more favourable compared to many other places, attracting people from other provinces and countries. Net migration in the fourth quarter rose 62 per cent from 11,022 migrants in 2011 to 17,829 in 2012. Impressive gains were experienced among interprovincial, international, and non-permanent residents. From within Canada, Alberta gained the most net migrants from Ontario followed by British Columbia. For 2012, net migration reached 85,978 people, more than doubling the 2011 tally as well as reaching a record high.

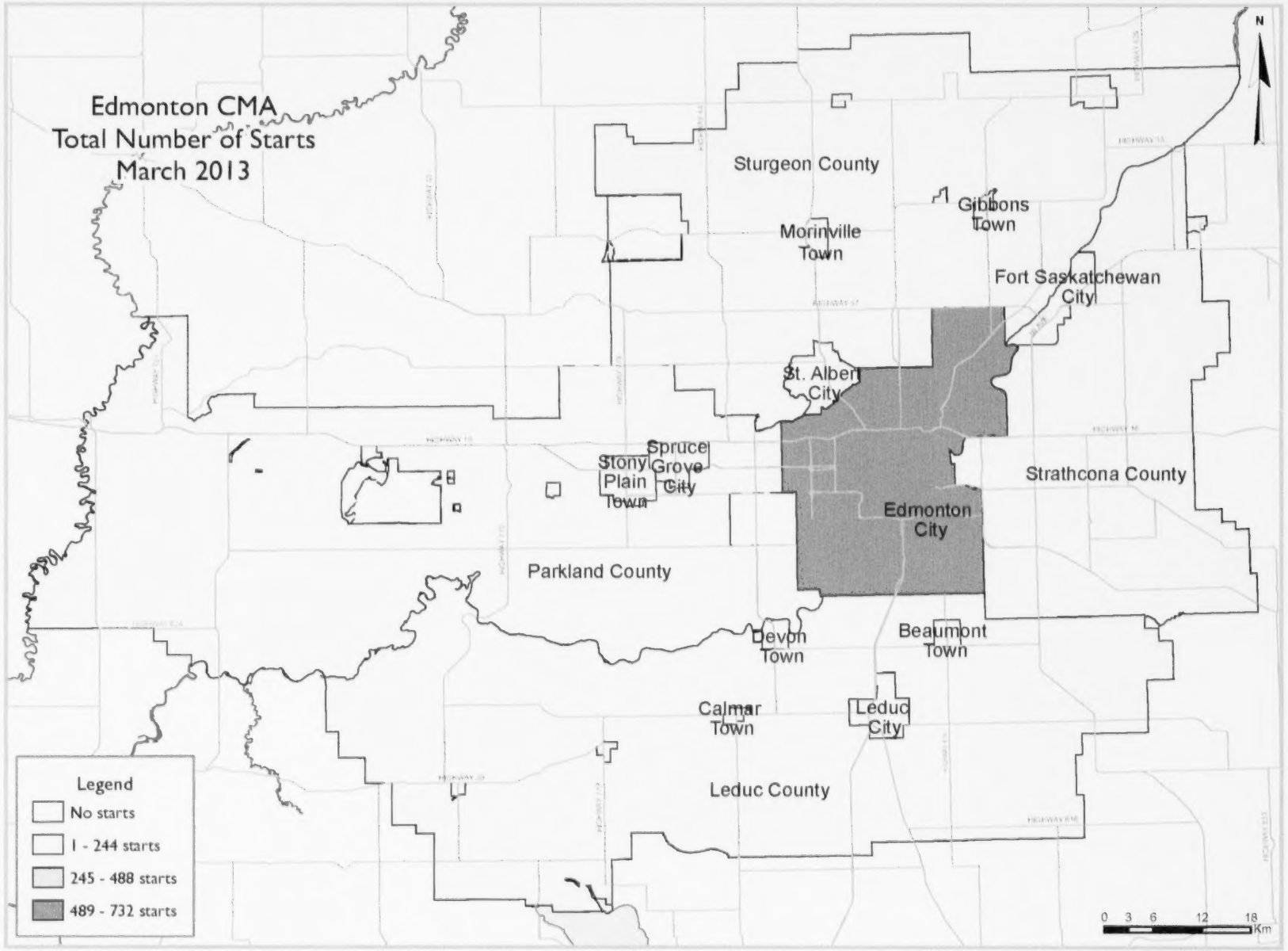
Figure 5

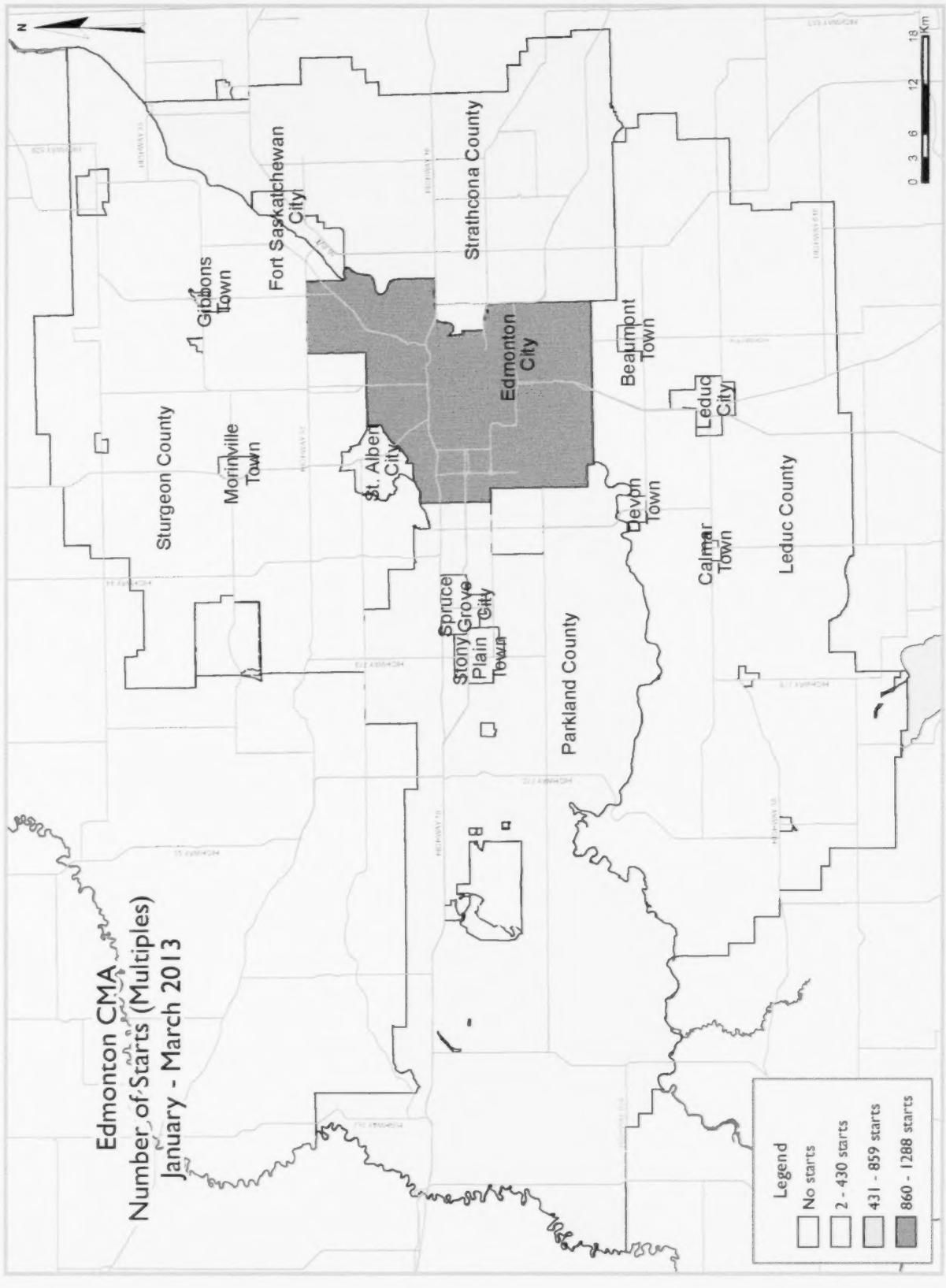


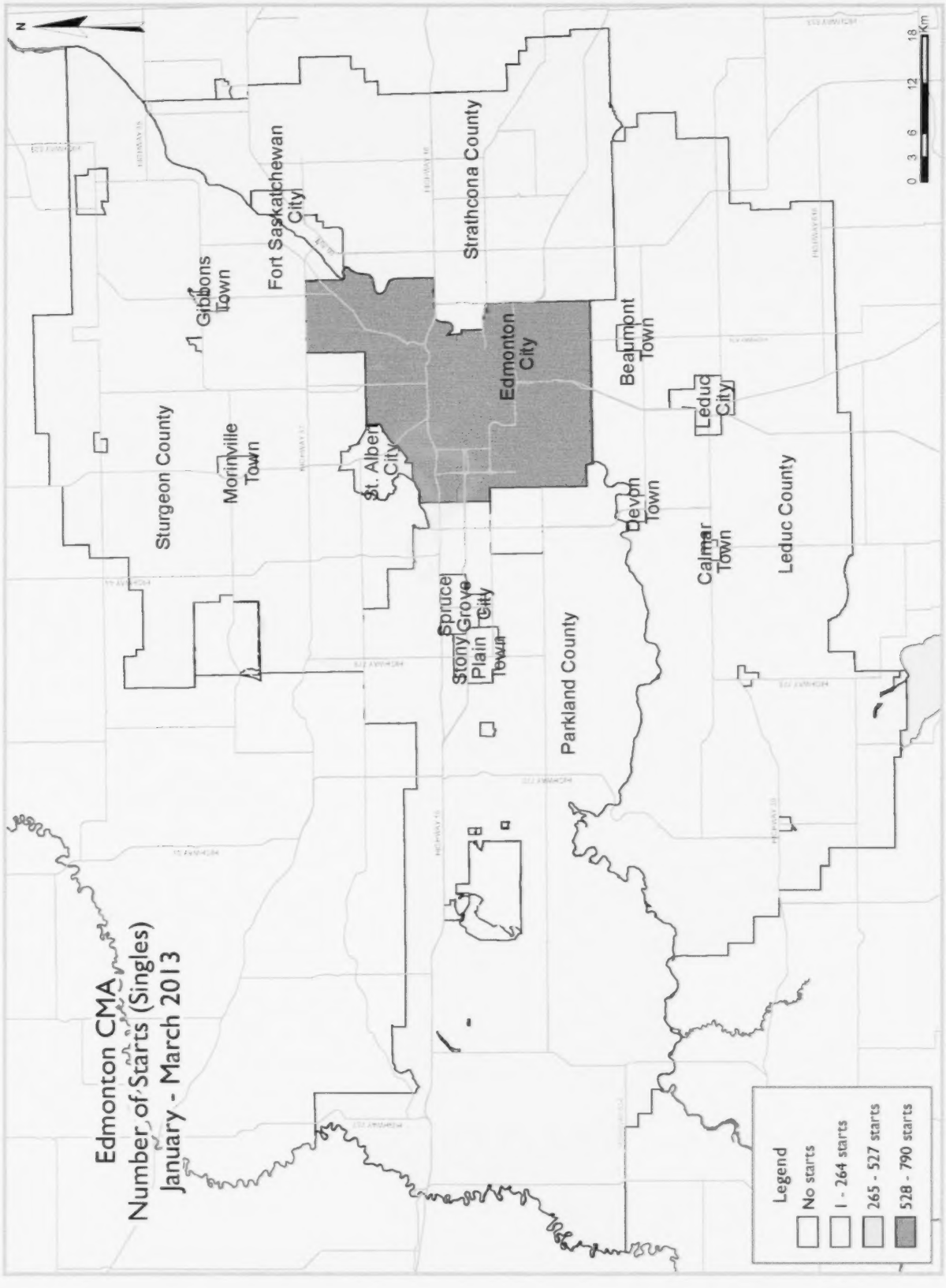
Source: Statistics Canada

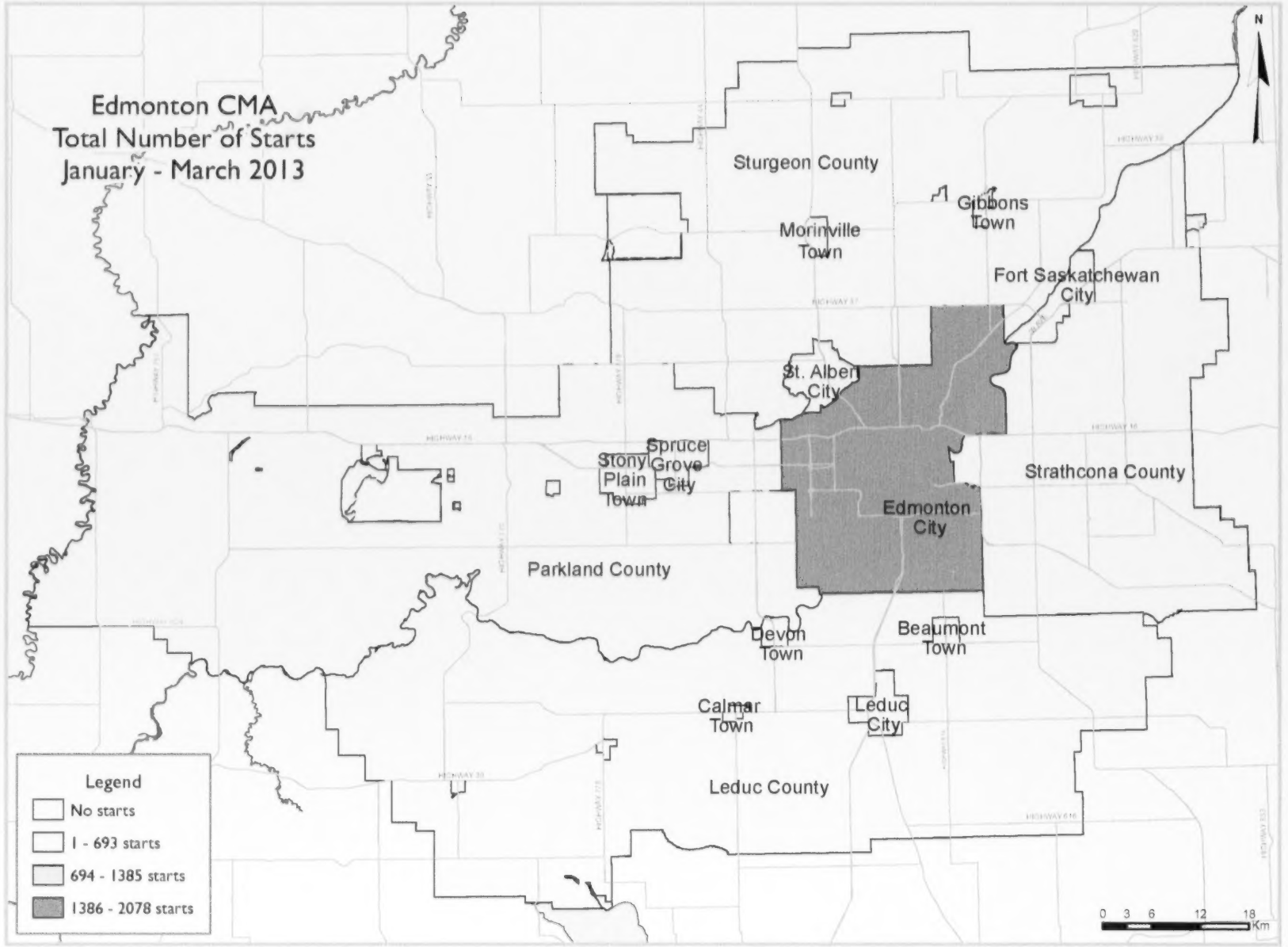

Edmonton CMA
Number of Starts (Multiples)
March 2013
N
0 3 6 12 18 Km
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
No starts
2 - 146 starts
147 - 291 starts
292 - 436 starts


Edmonton CMA
Number of Starts (Singles)
March 2013
N
0 3 6 12 18 Km
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
No starts
1 - 99 starts
100 - 197 starts
198 - 296 starts


Edmonton CMA
Total Number of Starts
March 2013
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Spruce Grove City
Stony Plain Town
Strathcona County
Edmonton City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
1 - 244 starts
245 - 488 starts
489 - 732 starts
0 3 6 12 18
Km


Edmonton CMA
Number of Starts (Multiples)
January - March 2013
N
0 3 6 12 18 Km
Legend
No starts
2 - 430 starts
431 - 859 starts
860 - 1288 starts
Gibbons Town
Fort Saskatchewan City
Strathcona County
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Stony Plain Town
Spruce Grove City
Parkland County


Edmonton CMA
Number of Starts (Singles)
January - March 2013
N
0 3 6 12 18 Km
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
No starts
1 - 264 starts
265 - 527 starts
528 - 790 starts


Edmonton CMA
Total Number of Starts
January - March 2013
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Spruce Grove City
Stony Plain Town
Strathcona County
Edmonton City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
1 - 693 starts
694 - 1385 starts
1386 - 2078 starts
0 3 6 12 18
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Edmonton CMA
March 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
March 2013	426	176	45	0	45	161	0	323	1,176
March 2012	391	170	35	0	31	54	4	345	1,030
% Change	9.0	3.5	28.6	n/a	45.2	198.1	-100.0	-6.4	14.2
Year-to-date 2013	1,124	420	108	1	241	554	0	401	2,849
Year-to-date 2012	1,081	358	53	2	178	54	4	475	2,205
% Change	4.0	17.3	103.8	-50.0	35.4	**	-100.0	-15.6	29.2
UNDER CONSTRUCTION									
March 2013	3,670	1,318	192	6	1,070	3,747	20	1,854	11,877
March 2012	3,242	884	133	11	845	2,846	27	1,074	9,062
% Change	13.2	49.1	44.4	-45.5	26.6	31.7	-25.9	72.6	31.1
COMPLETIONS									
March 2013	361	118	0	0	68	129	20	237	933
March 2012	388	118	8	1	25	87	0	177	804
% Change	-7.0	0.0	-100.0	-100.0	172.0	48.3	n/a	33.9	16.0
Year-to-date 2013	1,187	444	53	1	217	359	22	701	2,984
Year-to-date 2012	1,212	304	12	2	198	169	8	325	2,230
% Change	-2.1	46.1	**	-50.0	9.6	112.4	175.0	115.7	33.8
COMPLETED & NOT ABSORBED									
March 2013	646	199	38	0	140	429	n/a	n/a	1,452
March 2012	617	122	25	1	185	536	n/a	n/a	1,486
% Change	4.7	63.1	52.0	-100.0	-24.3	-20.0	n/a	n/a	-2.3
ABSORBED									
March 2013	342	108	2	1	85	163	n/a	n/a	701
March 2012	419	131	2	1	32	69	n/a	n/a	654
% Change	-18.4	-17.6	0.0	0.0	165.6	136.2	n/a	n/a	7.2
Year-to-date 2013	1,151	405	43	1	241	405	n/a	n/a	2,246
Year-to-date 2012	1,208	303	5	1	164	221	n/a	n/a	1,902
% Change	-4.7	33.7	**	0.0	47.0	83.3	n/a	n/a	18.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
March 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
March 2013	296	126	33	0	39	58	0	180	732
March 2012	238	130	31	0	17	8	4	345	773
Beaumont Town									
March 2013	6	8	8	0	0	0	0	0	22
March 2012	15	8	0	0	0	0	0	0	23
Devon Town									
March 2013	0	0	0	0	0	0	0	0	0
March 2012	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
March 2013	21	6	0	0	0	0	0	0	27
March 2012	11	6	0	0	2	0	0	0	19
Leduc City									
March 2013	23	6	0	0	0	0	0	0	29
March 2012	27	12	0	0	0	0	0	0	39
Leduc County									
March 2013	7	0	0	0	0	0	0	0	7
March 2012	1	0	0	0	0	0	0	0	1
Morinville Town									
March 2013	3	0	0	0	0	0	0	0	3
March 2012	3	2	0	0	0	0	0	0	5
Parkland County									
March 2013	1	0	0	0	0	0	0	0	1
March 2012	15	0	0	0	0	0	0	0	15
Spruce Grove City									
March 2013	8	6	4	0	0	0	0	143	161
March 2012	10	2	4	0	8	0	0	0	24
St. Albert City									
March 2013	20	0	0	0	0	72	0	0	92
March 2012	20	0	0	0	0	0	0	0	20
Stony Plain Town									
March 2013	9	2	0	0	0	0	0	0	11
March 2012	10	6	0	0	0	0	0	0	16
Strathcona County									
March 2013	26	22	0	0	6	0	0	0	54
March 2012	33	4	0	0	4	46	0	0	87
Sturgeon County									
March 2013	4	0	0	0	0	0	0	0	4
March 2012	4	0	0	0	0	0	0	0	4
Remainder of the CMA									
March 2013	2	0	0	0	0	31	0	0	33
March 2012	4	0	0	0	0	0	0	0	4
Edmonton CMA									
March 2013	426	176	45	0	45	161	0	323	1,176
March 2012	391	170	35	0	31	54	4	345	1,030

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
March 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
March 2013	2,312	960	99	6	866	3,392	16	1,563	9,214
March 2012	1,851	632	102	10	643	2,515	19	775	6,547
Beaumont Town									
March 2013	162	36	31	0	0	0	0	0	229
March 2012	183	16	0	0	0	0	0	66	265
Devon Town									
March 2013	11	0	0	0	5	0	0	0	16
March 2012	9	2	0	0	5	0	0	0	16
Fort Saskatchewan City									
March 2013	148	38	0	0	8	0	0	0	194
March 2012	129	38	0	1	6	0	0	0	174
Leduc City									
March 2013	194	86	15	0	25	160	0	0	480
March 2012	177	84	0	0	20	0	4	0	285
Leduc County									
March 2013	98	0	0	0	0	0	0	0	98
March 2012	83	2	0	0	0	0	0	0	85
Morinville Town									
March 2013	39	4	12	0	23	0	0	0	78
March 2012	35	0	4	0	23	0	0	0	62
Parkland County									
March 2013	149	10	0	0	0	0	0	0	159
March 2012	141	4	0	0	0	0	0	0	145
Spruce Grove City									
March 2013	108	90	35	0	17	92	0	143	485
March 2012	96	44	27	0	36	99	0	103	405
St. Albert City									
March 2013	95	10	0	0	0	72	0	79	256
March 2012	125	8	0	0	0	0	0	96	229
Stony Plain Town									
March 2013	51	48	0	0	28	0	0	0	127
March 2012	48	20	0	0	36	0	0	0	104
Strathcona County									
March 2013	198	36	0	0	98	0	0	69	401
March 2012	211	32	0	0	76	232	0	34	585
Sturgeon County									
March 2013	63	0	0	0	0	0	0	0	63
March 2012	109	0	0	0	0	0	0	0	109
Remainder of the CMA									
March 2013	42	0	0	0	0	31	4	0	77
March 2012	45	2	0	0	0	0	4	0	51
Edmonton CMA									
March 2013	3,670	1,318	192	6	1,070	3,747	20	1,854	11,877
March 2012	3,242	884	133	11	845	2,846	27	1,074	9,062

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
March 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
March 2013	238	104	0	0	68	129	12	198	749
March 2012	285	84	4	1	10	87	0	50	521
Beaumont Town									
March 2013	22	0	0	0	0	0	0	0	22
March 2012	4	6	0	0	0	0	0	0	10
Devon Town									
March 2013	0	0	0	0	0	0	0	0	0
March 2012	1	0	0	0	0	0	0	0	1
Fort Saskatchewan City									
March 2013	10	6	0	0	0	0	0	0	16
March 2012	10	14	0	0	0	0	0	0	24
Leduc City									
March 2013	25	4	0	0	0	0	0	0	29
March 2012	3	0	0	0	4	0	0	127	134
Leduc County									
March 2013	4	0	0	0	0	0	0	0	4
March 2012	8	0	0	0	0	0	0	0	8
Morinville Town									
March 2013	4	0	0	0	0	0	0	0	4
March 2012	3	2	4	0	0	0	0	0	9
Parkland County									
March 2013	1	0	0	0	0	0	0	0	1
March 2012	12	0	0	0	0	0	0	0	12
Spruce Grove City									
March 2013	1	4	0	0	0	0	0	0	5
March 2012	7	10	0	0	0	0	0	0	17
St. Albert City									
March 2013	16	0	0	0	0	0	0	39	55
March 2012	14	0	0	0	0	0	0	0	14
Stony Plain Town									
March 2013	0	0	0	0	0	0	0	0	0
March 2012	3	0	0	0	0	0	0	0	3
Strathcona County									
March 2013	21	0	0	0	0	0	0	0	21
March 2012	21	2	0	0	7	0	0	0	30
Sturgeon County									
March 2013	10	0	0	0	0	0	0	0	10
March 2012	9	0	0	0	0	0	0	0	9
Remainder of the CMA									
March 2013	9	0	0	0	0	0	8	0	17
March 2012	8	0	0	0	4	0	0	0	12
Edmonton CMA									
March 2013	361	118	0	0	68	129	20	237	933
March 2012	388	118	8	1	25	87	0	177	804

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
March 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
March 2013	327	123	16	0	59	248	n/a	n/a	773
March 2012	308	74	10	0	74	357	n/a	n/a	823
Beaumont Town									
March 2013	31	2	1	0	0	0	n/a	n/a	34
March 2012	27	2	0	0	1	0	n/a	n/a	30
Devon Town									
March 2013	1	0	0	0	1	0	n/a	n/a	2
March 2012	1	0	0	0	1	0	n/a	n/a	2
Fort Saskatchewan City									
March 2013	54	12	0	0	6	28	n/a	n/a	100
March 2012	46	13	0	0	15	40	n/a	n/a	114
Leduc City									
March 2013	33	21	0	0	1	17	n/a	n/a	72
March 2012	41	7	0	0	9	20	n/a	n/a	77
Leduc County									
March 2013	2	0	0	0	0	0	n/a	n/a	2
March 2012	1	0	0	0	0	0	n/a	n/a	1
Morinville Town									
March 2013	15	0	0	0	15	0	n/a	n/a	30
March 2012	18	2	5	0	30	0	n/a	n/a	55
Parkland County									
March 2013	11	4	0	0	0	0	n/a	n/a	15
March 2012	14	3	0	0	0	0	n/a	n/a	17
Spruce Grove City									
March 2013	43	22	21	0	34	0	n/a	n/a	120
March 2012	38	11	10	1	23	24	n/a	n/a	107
St. Albert City									
March 2013	38	0	0	0	0	24	n/a	n/a	62
March 2012	33	0	0	0	0	37	n/a	n/a	70
Stony Plain Town									
March 2013	30	12	0	0	5	52	n/a	n/a	99
March 2012	23	3	0	0	7	57	n/a	n/a	90
Strathcona County									
March 2013	55	3	0	0	19	60	n/a	n/a	137
March 2012	60	5	0	0	21	0	n/a	n/a	86
Sturgeon County									
March 2013	0	0	0	0	0	0	n/a	n/a	0
March 2012	4	0	0	0	0	0	n/a	n/a	4
Remainder of the CMA									
March 2013	6	0	0	0	0	0	n/a	n/a	6
March 2012	3	2	0	0	4	1	n/a	n/a	10
Edmonton CMA									
March 2013	646	199	38	0	140	429	n/a	n/a	1,452
March 2012	617	122	25	1	185	536	n/a	n/a	1,486

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
March 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
March 2013	208	94	0	0	76	151	n/a	n/a	529
March 2012	287	96	1	1	13	69	n/a	n/a	467
Beaumont Town									
March 2013	17	0	0	0	0	0	n/a	n/a	17
March 2012	6	6	0	0	0	0	n/a	n/a	12
Devon Town									
March 2013	0	0	0	0	0	0	n/a	n/a	0
March 2012	1	0	0	0	1	0	n/a	n/a	2
Fort Saskatchewan City									
March 2013	18	7	1	1	2	0	n/a	n/a	29
March 2012	17	12	0	0	1	0	n/a	n/a	30
Leduc City									
March 2013	28	5	0	0	0	0	n/a	n/a	33
March 2012	7	0	0	0	2	0	n/a	n/a	9
Leduc County									
March 2013	3	0	0	0	0	0	n/a	n/a	3
March 2012	8	0	0	0	0	0	n/a	n/a	8
Morinville Town									
March 2013	4	0	1	0	1	0	n/a	n/a	6
March 2012	3	2	1	0	1	0	n/a	n/a	7
Parkland County									
March 2013	2	0	0	0	0	0	n/a	n/a	2
March 2012	12	1	0	0	0	0	n/a	n/a	13
Spruce Grove City									
March 2013	5	2	0	0	1	0	n/a	n/a	8
March 2012	9	10	0	0	2	0	n/a	n/a	21
St. Albert City									
March 2013	13	0	0	0	0	11	n/a	n/a	24
March 2012	20	0	0	0	0	0	n/a	n/a	20
Stony Plain Town									
March 2013	1	0	0	0	0	0	n/a	n/a	1
March 2012	5	1	0	0	3	0	n/a	n/a	9
Strathcona County									
March 2013	25	0	0	0	5	1	n/a	n/a	31
March 2012	28	3	0	0	9	0	n/a	n/a	40
Sturgeon County									
March 2013	10	0	0	0	0	0	n/a	n/a	10
March 2012	7	0	0	0	0	0	n/a	n/a	7
Remainder of the CMA									
March 2013	8	0	0	0	0	0	n/a	n/a	8
March 2012	9	0	0	0	0	0	n/a	n/a	9
Edmonton CMA									
March 2013	342	108	2	1	85	163	n/a	n/a	701
March 2012	419	131	2	1	32	69	n/a	n/a	654

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Edmonton CMA
2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	5,654	1,984	195	4	1,061	1,983	12	1,944	12,837
% Change	13.0	59.0	50.0	-73.3	45.7	42.5	200.0	139.1	37.6
2011	5,002	1,248	130	15	728	1,392	4	813	9,332
% Change	-17.4	7.8	4.0	87.5	-12.1	-4.9	-89.5	185.3	-6.3
2010	6,054	1,158	125	8	828	1,463	38	285	9,959
% Change	55.9	25.3	-9.4	-42.9	36.2	**	**	-2.7	57.7
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615
% Change	-65.9	-51.7	-11.5	-93.1	-54.6	-35.0	-44.7	-79.2	-55.6
2007	7,644	1,270	52	29	1,644	3,856	38	355	14,888
% Change	-15.4	18.0	6.1	-3.3	54.4	11.9	**	36.0	-0.5
2006	9,032	1,076	49	30	1,065	3,445	12	261	14,970
% Change	19.1	52.0	**	-11.8	-5.2	11.2	-84.4	-60.7	12.6
2005	7,586	708	3	34	1,124	3,098	77	664	13,294
% Change	15.4	7.9	-62.5	-12.8	29.0	28.7	-27.4	-19.7	15.7
2004	6,574	656	8	39	871	2,407	106	827	11,488
% Change	3.5	33.9	-89.7	2.6	-14.9	-22.9	-10.2	-28.7	-7.2
2003	6,353	490	78	38	1,023	3,120	118	1,160	12,380

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
March 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012	% Change
Edmonton City	296	238	128	132	70	50	238	353	732	773	-5.3
Beaumont Town	6	15	8	8	8	0	0	0	22	23	-4.3
Calmar Town	0	3	0	0	0	0	0	0	0	3	-100.0
Devon Town	0	0	0	0	0	0	0	0	0	0	n/a
Fort Saskatchewan City	21	11	6	8	0	0	0	0	27	19	42.1
Gibbons Town	1	1	0	0	0	0	0	0	1	1	0.0
Leduc City	23	27	6	12	0	0	0	0	29	39	-25.6
Leduc County	7	1	0	0	0	0	0	0	7	1	**
Morinville Town	3	3	0	2	0	0	0	0	3	5	-40.0
Parkland County	1	15	0	0	0	0	0	0	1	15	-93.3
Spruce Grove City	8	10	6	2	4	12	143	0	161	24	**
St. Albert City	20	20	0	0	0	0	72	0	92	20	**
Stony Plain Town	9	10	2	6	0	0	0	0	11	16	-31.3
Strathcona County	26	33	28	4	0	4	0	46	54	87	-37.9
Sturgeon County	4	4	0	0	0	0	0	0	4	4	0.0
Remainder of the CMA	1	0	0	0	0	0	31	0	32	0	n/a
Edmonton CMA	426	391	184	174	82	66	484	399	1,176	1,030	14.2

Table 2.1: Starts by Submarket and by Dwelling Type
January - March 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Edmonton City	790	688	312	282	267	158	709	483	2,078	1,611	29.0
Beaumont Town	31	26	14	8	20	0	0	0	65	34	91.2
Calmar Town	1	4	0	0	0	0	0	0	1	4	-75.0
Devon Town	0	0	0	0	0	0	0	0	0	0	n/a
Fort Saskatchewan City	52	37	12	18	0	0	0	0	64	55	16.4
Gibbons Town	3	1	0	0	0	0	0	0	3	1	200.0
Leduc City	61	59	30	28	0	0	0	0	91	87	4.6
Leduc County	11	11	0	0	0	0	0	0	11	11	0.0
Morinville Town	8	10	2	2	8	0	0	0	18	12	50.0
Parkland County	14	28	2	2	0	0	0	0	16	30	-46.7
Spruce Grove City	29	49	22	18	20	27	143	0	214	94	127.7
St. Albert City	31	38	0	0	0	0	72	0	103	38	171.1
Stony Plain Town	13	33	12	14	0	0	0	0	25	47	-46.8
Strathcona County	67	77	40	24	8	12	0	46	115	159	-27.7
Sturgeon County	12	16	0	0	0	0	0	0	12	16	-25.0
Remainder of the CMA	2	6	0	0	0	0	31	0	33	6	**
Edmonton CMA	1,125	1,083	446	396	323	197	955	529	2,849	2,205	29.2

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
March 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012
Edmonton City	70	46	0	4	58	8	180	345
Beaumont Town	8	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	4	12	0	0	0	0	143	0
St. Albert City	0	0	0	0	72	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	0	4	0	0	0	46	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	31	0	0	0
Edmonton CMA	82	62	0	4	161	54	323	345

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - March 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Edmonton City	267	154	0	4	451	8	258	475
Beaumont Town	20	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	8	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	20	27	0	0	0	0	143	0
St. Albert City	0	0	0	0	72	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	8	12	0	0	0	46	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	31	0	0	0
Edmonton CMA	323	193	0	4	554	54	401	475

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
March 2013

Submarket	Freehold		Condominium		Rental		Total*	
	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012
Edmonton City	455	399	97	25	180	349	732	773
Beaumont Town	22	23	0	0	0	0	22	23
Calmar Town	0	3	0	0	0	0	0	3
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	27	17	0	2	0	0	27	19
Gibbons Town	1	1	0	0	0	0	1	1
Leduc City	29	39	0	0	0	0	29	39
Leduc County	7	1	0	0	0	0	7	1
Morinville Town	3	5	0	0	0	0	3	5
Parkland County	1	15	0	0	0	0	1	15
Spruce Grove City	18	16	0	8	143	0	161	24
St. Albert City	20	20	72	0	0	0	92	20
Stony Plain Town	11	16	0	0	0	0	11	16
Strathcona County	48	37	6	50	0	0	54	87
Sturgeon County	4	4	0	0	0	0	4	4
Remainder of the CMA	1	0	31	0	0	0	32	0
Edmonton CMA	647	596	206	85	323	349	1,176	1,030

Table 2.5: Starts by Submarket and by Intended Market
January - March 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Edmonton City	1,155	982	665	150	258	479	2,078	1,611
Beaumont Town	65	34	0	0	0	0	65	34
Calmar Town	1	4	0	0	0	0	1	4
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	62	51	2	4	0	0	64	55
Gibbons Town	3	1	0	0	0	0	3	1
Leduc City	91	87	0	0	0	0	91	87
Leduc County	11	11	0	0	0	0	11	11
Morinville Town	14	12	4	0	0	0	18	12
Parkland County	16	30	0	0	0	0	16	30
Spruce Grove City	71	82	0	12	143	0	214	94
St. Albert City	31	38	72	0	0	0	103	38
Stony Plain Town	25	47	0	0	0	0	25	47
Strathcona County	93	91	22	68	0	0	115	159
Sturgeon County	12	16	0	0	0	0	12	16
Remainder of the CMA	2	6	31	0	0	0	33	6
Edmonton CMA	1,652	1,492	796	234	401	479	2,849	2,205

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
March 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012	% Change
Edmonton City	238	286	108	94	76	4	327	137	749	521	43.8
Beaumont Town	22	4	0	6	0	0	0	0	22	10	120.0
Calmar Town	4	1	0	0	8	0	0	0	12	1	**
Devon Town	0	1	0	0	0	0	0	0	0	1	-100.0
Fort Saskatchewan City	10	10	6	14	0	0	0	0	16	24	-33.3
Gibbons Town	2	3	0	0	0	0	0	0	2	3	-33.3
Leduc City	25	3	4	0	0	4	0	127	29	134	-78.4
Leduc County	4	8	0	0	0	0	0	0	4	8	-50.0
Morinville Town	4	3	0	2	0	4	0	0	4	9	-55.6
Parkland County	1	12	0	0	0	0	0	0	1	12	-91.7
Spruce Grove City	1	7	4	10	0	0	0	0	5	17	-70.6
St. Albert City	16	14	0	0	0	0	39	0	55	14	**
Stony Plain Town	0	3	0	0	0	0	0	0	0	3	-100.0
Strathcona County	21	21	0	4	0	5	0	0	21	30	-30.0
Sturgeon County	10	9	0	0	0	0	0	0	10	9	11.1
Remainder of the CMA	3	4	0	0	0	4	0	0	3	8	-62.5
Edmonton CMA	361	389	122	130	84	21	366	264	933	804	16.0

Table 3.1: Completions by Submarket and by Dwelling Type
January - March 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Edmonton City	772	843	394	264	166	104	819	296	2,151	1,507	42.7
Beaumont Town	41	22	2	6	0	0	0	0	43	28	53.6
Calmar Town	7	1	0	0	8	0	0	0	15	1	**
Devon Town	0	2	0	0	0	0	0	0	0	2	-100.0
Fort Saskatchewan City	52	38	18	26	4	0	0	71	74	135	-45.2
Gibbons Town	6	7	0	0	0	0	0	0	6	7	-14.3
Leduc City	67	22	22	4	8	4	0	127	97	157	-38.2
Leduc County	17	20	0	0	0	0	0	0	17	20	-15.0
Morinville Town	8	16	0	4	0	28	0	0	8	48	-83.3
Parkland County	11	27	0	2	0	0	0	0	11	29	-62.1
Spruce Grove City	37	33	26	36	36	8	202	0	301	77	**
St. Albert City	43	45	0	0	0	0	39	0	82	45	82.2
Stony Plain Town	17	24	12	4	4	0	0	0	33	28	17.9
Strathcona County	66	79	10	14	26	14	0	0	102	107	-4.7
Sturgeon County	36	29	0	0	0	0	0	0	36	29	24.1
Remainder of the CMA	8	6	0	0	0	4	0	0	8	10	-20.0
Edmonton CMA	1,188	1,214	484	360	252	162	1,060	494	2,984	2,230	33.8

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
March 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012
Edmonton City	64	4	12	0	129	87	198	50
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	8	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	4	0	0	0	0	0	127
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	4	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	39	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	0	5	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	4	0	0	0	0	0	0
Edmonton CMA	64	21	20	0	129	87	237	177

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - March 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Edmonton City	154	100	12	4	359	169	460	127
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	8	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	4	0	0	0	0	0	0	71
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	8	4	0	0	0	0	0	127
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	28	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	36	8	0	0	0	0	202	0
St. Albert City	0	0	0	0	0	0	39	0
Stony Plain Town	4	0	0	0	0	0	0	0
Strathcona County	26	14	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	4	0	0	0	0	0	0
Edmonton CMA	232	158	20	4	359	169	701	325

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market March 2013

Submarket	Freehold		Condominium		Rental		Total*	
	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012
Edmonton City	342	373	197	98	210	50	749	521
Beaumont Town	22	10	0	0	0	0	22	10
Calmar Town	4	1	0	0	8	0	12	1
Devon Town	0	1	0	0	0	0	0	1
Fort Saskatchewan City	16	24	0	0	0	0	16	24
Gibbons Town	2	3	0	0	0	0	2	3
Leduc City	29	3	0	4	0	127	29	134
Leduc County	4	8	0	0	0	0	4	8
Morinville Town	4	9	0	0	0	0	4	9
Parkland County	1	12	0	0	0	0	1	12
Spruce Grove City	5	17	0	0	0	0	5	17
St. Albert City	16	14	0	0	39	0	55	14
Stony Plain Town	0	3	0	0	0	0	0	3
Strathcona County	21	23	0	7	0	0	21	30
Sturgeon County	10	9	0	0	0	0	10	9
Remainder of the CMA	3	4	0	4	0	0	3	8
Edmonton CMA	479	514	197	113	257	177	933	804

Table 3.5: Completions by Submarket and by Intended Market January - March 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Edmonton City	1,165	1,084	512	290	474	133	2,151	1,507
Beaumont Town	43	28	0	0	0	0	43	28
Calmar Town	7	1	0	0	8	0	15	1
Devon Town	0	2	0	0	0	0	0	2
Fort Saskatchewan City	71	64	3	0	0	71	74	135
Gibbons Town	6	7	0	0	0	0	6	7
Leduc City	89	26	8	4	0	127	97	157
Leduc County	17	20	0	0	0	0	17	20
Morinville Town	8	22	0	24	0	2	8	48
Parkland County	11	29	0	0	0	0	11	29
Spruce Grove City	83	50	16	27	202	0	301	77
St. Albert City	43	45	0	0	39	0	82	45
Stony Plain Town	29	28	4	0	0	0	33	28
Strathcona County	68	87	34	20	0	0	102	107
Sturgeon County	36	29	0	0	0	0	36	29
Remainder of the CMA	8	6	0	4	0	0	8	10
Edmonton CMA	1,684	1,528	577	369	723	333	2,984	2,230

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
March 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
March 2013	26	12.7	70	34.3	62	30.4	24	11.8	22	10.8	204	453,300	502,453
March 2012	39	13.7	109	38.4	66	23.2	29	10.2	41	14.4	284	446,150	502,630
Year-to-date 2013	73	10.3	280	39.7	205	29.0	67	9.5	81	11.5	706	449,950	506,289
Year-to-date 2012	98	12.3	323	40.6	185	23.2	67	8.4	123	15.5	796	441,800	507,585
Beaumont Town													
March 2013	0	0.0	7	41.2	8	47.1	2	11.8	0	0.0	17	456,831	463,325
March 2012	0	0.0	3	50.0	1	16.7	2	33.3	0	0.0	6	--	--
Year-to-date 2013	1	2.8	16	44.4	11	30.6	8	22.2	0	0.0	36	453,916	470,363
Year-to-date 2012	0	0.0	15	53.6	6	21.4	5	17.9	2	7.1	28	432,259	482,176
Calmar Town													
March 2013	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	--	--
March 2012	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2013	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2012	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Devon Town													
March 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2012	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	--	--
Fort Saskatchewan City													
March 2013	1	5.3	16	84.2	1	5.3	0	0.0	1	5.3	19	421,000	435,979
March 2012	0	0.0	12	70.6	4	23.5	1	5.9	0	0.0	17	405,500	435,818
Year-to-date 2013	3	5.6	33	61.1	11	20.4	3	5.6	4	7.4	54	429,800	460,087
Year-to-date 2012	3	6.7	31	68.9	7	15.6	3	6.7	1	2.2	45	410,000	431,298
Gibbons Town													
March 2013	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
March 2012	1	33.3	2	66.7	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2013	4	66.7	2	33.3	0	0.0	0	0.0	0	0.0	6	--	--
Year-to-date 2012	2	33.3	4	66.7	0	0.0	0	0.0	0	0.0	6	--	--
Leduc City													
March 2013	5	17.9	12	42.9	7	25.0	3	10.7	1	3.6	28	426,044	455,464
March 2012	1	14.3	4	57.1	2	28.6	0	0.0	0	0.0	7	--	--
Year-to-date 2013	18	26.9	25	37.3	15	22.4	7	10.4	2	3.0	67	415,600	431,327
Year-to-date 2012	6	24.0	9	36.0	4	16.0	4	16.0	2	8.0	25	434,000	466,568
Leduc County													
March 2013	0	0.0	0	0.0	1	33.3	1	33.3	1	33.3	3	--	--
March 2012	2	25.0	5	62.5	0	0.0	1	12.5	0	0.0	8	--	--
Year-to-date 2013	2	12.5	4	25.0	3	18.8	3	18.8	4	25.0	16	520,750	527,735
Year-to-date 2012	4	20.0	9	45.0	4	20.0	1	5.0	2	10.0	20	429,390	441,057
Morinville Town													
March 2013	0	0.0	4	100.0	0	0.0	0	0.0	0	0.0	4	--	--
March 2012	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2013	0	0.0	10	100.0	0	0.0	0	0.0	0	0.0	10	417,000	404,630
Year-to-date 2012	4	26.7	8	53.3	3	20.0	0	0.0	0	0.0	15	399,900	403,553

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
March 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
March 2013	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
March 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2013	1	11.1	2	22.2	1	11.1	2	22.2	3	33.3	9	--	--
Year-to-date 2012	3	23.1	1	7.7	0	0.0	0	0.0	9	69.2	13	700,000	681,498
Spruce Grove City													
March 2013	0	0.0	1	20.0	3	60.0	1	20.0	0	0.0	5	--	--
March 2012	2	22.2	3	33.3	2	22.2	1	11.1	1	11.1	9	--	--
Year-to-date 2013	6	16.7	10	27.8	10	27.8	6	16.7	4	11.1	36	477,117	482,807
Year-to-date 2012	5	14.7	14	41.2	10	29.4	4	11.8	1	2.9	34	440,234	452,421
St. Albert City													
March 2013	0	0.0	1	7.7	6	46.2	0	0.0	6	46.2	13	521,500	646,154
March 2012	0	0.0	1	5.3	7	36.8	6	31.6	5	26.3	19	569,900	622,547
Year-to-date 2013	0	0.0	6	14.6	14	34.1	6	14.6	15	36.6	41	572,200	606,934
Year-to-date 2012	0	0.0	6	13.3	19	42.2	10	22.2	10	22.2	45	539,900	577,162
Stony Plain Town													
March 2013	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
March 2012	0	0.0	5	100.0	0	0.0	0	0.0	0	0.0	5	--	--
Year-to-date 2013	2	12.5	9	56.3	4	25.0	0	0.0	1	6.3	16	430,000	442,035
Year-to-date 2012	4	21.1	12	63.2	2	10.5	0	0.0	1	5.3	19	399,336	397,021
Strathcona County													
March 2013	1	4.2	2	8.3	10	41.7	3	12.5	8	33.3	24	520,000	640,458
March 2012	1	3.7	4	14.8	9	33.3	8	29.6	5	18.5	27	542,000	564,037
Year-to-date 2013	2	2.6	20	25.6	23	29.5	15	19.2	18	23.1	78	519,500	607,821
Year-to-date 2012	1	1.3	13	16.3	25	31.3	17	21.3	24	30.0	80	552,500	651,856
Sturgeon County													
March 2013	0	0.0	2	20.0	4	40.0	3	30.0	1	10.0	10	530,000	533,000
March 2012	1	14.3	1	14.3	1	14.3	1	14.3	3	42.9	7	--	--
Year-to-date 2013	3	8.3	5	13.9	12	33.3	9	25.0	7	19.4	36	530,000	645,833
Year-to-date 2012	2	7.7	5	19.2	5	19.2	5	19.2	9	34.6	26	590,000	633,462
Remainder of the CMA													
March 2013	1	33.3	1	33.3	0	0.0	1	33.3	0	0.0	3	--	--
March 2012	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2013	3	42.9	3	42.9	0	0.0	1	14.3	0	0.0	7	--	--
Year-to-date 2012	4	100.0	0	0.0	0	0.0	0	0.0	0	0.0	4	--	--
Edmonton CMA													
March 2013	39	11.5	117	34.6	102	30.2	38	11.2	42	12.4	338	459,350	506,186
March 2012	51	12.8	151	37.8	93	23.3	49	12.3	56	14.0	400	449,850	503,502
Year-to-date 2013	121	10.8	425	37.9	309	27.6	127	11.3	139	12.4	1,121	452,000	509,457
Year-to-date 2012	138	11.9	450	38.8	272	23.4	116	10.0	184	15.9	1,160	449,450	512,773

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
March 2013

Submarket	March 2013	March 2012	% Change	YTD 2013	YTD 2012	% Change
Edmonton City	502,453	502,630	0.0	506,289	507,585	-0.3
Beaumont Town	463,325	--	n/a	470,363	482,176	-2.4
Calmar Town	--	--	n/a	--	--	n/a
Devon Town	--	--	n/a	--	--	n/a
Fort Saskatchewan City	435,979	435,818	0.0	460,087	431,298	6.7
Gibbons Town	--	--	n/a	--	--	n/a
Leduc City	455,464	--	n/a	431,327	466,568	-7.6
Leduc County	--	--	n/a	527,735	441,057	19.7
Morinville Town	--	--	n/a	404,630	403,553	0.3
Parkland County	--	--	n/a	--	681,498	n/a
Spruce Grove City	--	--	n/a	482,807	452,421	6.7
St. Albert City	646,154	622,547	3.8	606,934	577,162	5.2
Stony Plain Town	--	--	n/a	442,035	397,021	11.3
Strathcona County	640,458	564,037	13.5	607,821	651,856	-6.8
Sturgeon County	533,000	--	n/a	645,833	633,462	2.0
Remainder of the CMA	--	--	n/a	--	--	n/a
Edmonton CMA	506,186	503,502	0.5	509,457	512,773	-0.6

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton
March 2013

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2012	January	930	17.4	1,422	2,452	2,796	50.9	317,995	0.8	332,080
	February	1,231	8.7	1,402	2,555	2,656	52.8	329,820	5.8	334,573
	March	1,622	0.6	1,495	3,304	2,803	53.3	335,579	2.8	330,899
	April	1,874	16.8	1,559	3,252	2,663	58.5	336,751	2.7	336,068
	May	2,156	7.4	1,482	3,764	2,734	54.2	347,078	4.7	331,835
	June	1,913	0.6	1,549	3,220	2,651	58.4	340,391	3.6	332,174
	July	1,725	7.6	1,471	2,814	2,535	58.0	337,304	0.9	336,013
	August	1,535	-6.5	1,463	2,740	2,574	56.8	334,391	2.8	335,922
	September	1,372	2.0	1,591	2,436	2,670	59.6	323,803	-2.7	318,664
	October	1,365	7.3	1,387	2,300	2,520	55.0	327,880	2.4	336,763
	November	1,115	-4.4	1,401	1,623	2,349	59.6	331,526	3.7	342,973
	December	803	-9.3	1,420	950	2,457	57.8	329,410	4.4	345,888
2013	January	1,075	15.6	1,565	2,172	2,433	64.3	323,541	1.7	337,551
	February	1,301	5.7	1,552	2,328	2,475	62.7	334,347	1.4	344,033
	March	1,645	1.4	1,577	2,795	2,453	64.3	350,723	4.5	354,011
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2012	3,783	7.0		8,311			329,382	3.2	
	Q1 2013	4,021	6.3		7,295			338,157	2.7	
	YTD 2012	3,783	7.0		8,311			329,382	3.2	
	YTD 2013	4,021	6.3		7,295			338,157	2.7	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
March 2013

		Interest Rates			NHPI, Total, Edmonton CMA 2007=100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	90.2	127.3	679	5.0	73.4	967
	February	595	3.20	5.24	90.1	126.9	676	5.1	73.0	971
	March	595	3.20	5.24	90.5	127.0	671	5.5	72.7	965
	April	607	3.20	5.44	90.8	127.4	678	5.1	72.9	957
	May	601	3.20	5.34	90.8	127.0	686	4.8	73.3	953
	June	595	3.20	5.24	90.8	127.2	693	4.4	73.5	963
	July	595	3.10	5.24	90.7	127.1	696	4.4	73.7	978
	August	595	3.10	5.24	90.7	127.9	700	4.4	73.9	995
	September	595	3.10	5.24	90.8	128.1	705	4.4	74.2	1,004
	October	595	3.10	5.24	90.8	128.5	708	4.3	74.2	1,011
	November	595	3.10	5.24	90.9	127.7	707	4.2	73.8	1,016
	December	595	3.00	5.24	91.1	127.0	705	4.5	73.6	1,023
2013	January	595	3.00	5.24	91.0	126.8	705	4.3	73.2	1,030
	February	595	3.00	5.24	91.0	128.0	704	4.4	72.8	1,028
	March	590	3.00	5.14		128.3	703	4.2	72.5	1,035
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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